

CITY OF GUSTAVUS
POLICIES AND PROCEDURES
POLICY AND PROCEDURE FOR PLAT REVIEW AND SIGNING

Background:

The City of Gustavus is in the Unorganized Borough. Platting authority is within the Alaska Department of Natural Resources; plat certificates for subdivisions of land in municipalities without platting authority are sent to the municipality for review and approval by the mayor, per 11AAC 53.700. The plat includes a signature block wherein the City Mayor accepts publicly dedicated easements.

Policy:

It is the policy of the City of Gustavus to review proposed subdivisions to ensure that they will have sufficient publicly dedicated easements to serve the needs of present and future generations. The City will encourage subdividers to plan for public easements that meet or exceed City of Gustavus road standards. Acceptance of dedicated public easements does not obligate the city to construct or maintain improvements.

Procedure:

1. On receipt of a draft subdivision plat for review, the Mayor, with assistance as needed by city staff, will review the platted easements in accordance with this policy and procedure. Consideration of the following aspects may be helpful but are not required:
 - Subdivision plats should consider the long-term needs of Gustavus for vehicle and pedestrian access, utilities, drainage, usage changes, further subdivision, etc.
 - Are road easements wide enough to provide for ditches, maintenance, snow berms, brush clearing for visibility, etc., without impacting adjacent properties?
 - Would through-streets such as in a street grid serve ease of access and maintenance better than suburban cul-de-sacs?
 - Are easements clearly dedicated to the public to allow unrestricted access and maintenance?
 - Road easements should be outside lot corners, not across or on lots. Lot corners should be outside of the easements.
 - Lot corners should be clearly monumented.
 - Are easements, particularly at corners and intersections, wide enough to allow emergency vehicles to make turns?
 - Is there a drainage plan?
 - Is the neighborhood walkable and bikeable?
2. After reviewing the proposed subdivision plat the Mayor will submit any recommendations to the plat developer, surveyor or platting authority, who may or may not accept recommendations.

3. The plat developer will prepare the final version and return to the City for final review and signature.
4. The mayor is authorized to sign the acceptance of dedication certificate in accordance with 11AAC 53.700 (c) on the final plat.

Sally A. McLaughlin, Mayor

Date